

Application ref: 2024/1295/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
48 Flat 2
Huntley Street
London
Camden
WC1E 6DD

Proposal:

Internal alterations in connection with conversion of a studio apartment into a one bedroom apartment.

Drawing Nos: Site location plan; Heritage Statement; Drawings numbered
285_03_001; 285_04_001; 285_05_001; 285_05_002; 285_06_001; 285_06_002;
285_03_S00; 285_03_101; 285_04_101; 285_05_101; 285_05_102; 285_06_101

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Site and Significance

48 Huntley Street is a GII listed terraced house (now flats) in the Bloomsbury Conservation Area. Its significance includes its architectural design and materials, historic planform, evidential value as a late C18th terraced house and its positive contribution to the character and appearance of the conservation area.

Proposed works

Internal alterations in connection with conversion of a studio apartment into a one bedroom apartment.

Impact of proposed works on significance

The works chiefly replicate similar consents within the terrace. The kitchen will be relocated to the front room but can use existing service runs and does not require any extraction. The rear room will be reconfigured by the alteration of late C20th partitions. A modern floor overlay will be replaced with another modern floor overlay and existing modern doors will be replaced with new fire rated doors of a C19th appearance.

The remainder of the works chiefly comprise decoration and repair, including the like-for-like repair of sash windows.

The application documents propose the replacement of a set of "double" doors and a chimneypiece. In the absence of evidence as to the date of this fabric consent for replacement of these elements has been removed by condition.

The proposed works will preserve the special architectural and historic interest of the listed building and its contribution to the character and appearance of the conservation area.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Notwithstanding the plans hereby approved no consent is hereby given for the removal of the door and leaf to the spine wall or for the removal of the chimneypiece to the front room.

Reason: To preserve the special architectural and historic interest of the heritage asset.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer